

**APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP #2007-0011**

PROJECT NAME: 532 North Washington Street Office Building

PROPERTY LOCATION: 532 North Washington Street, Alexandria, Virginia

TAX MAP REFERENCE: 064.02 03 07

ZONE: OC-Office Commercial

**APPLICANT NAME: North Parkway, LLC
ADDRESS: c/o Falston Development
578 23rd Street South, Arlington, Virginia 22202**

**PROPERTY OWNER NAME: North Parkway, LLC
ADDRESS: c/o Falston Development
578 23rd Street South, Arlington, Virginia 22202**

SUMMARY OF PROPOSAL: Development Special Use Permit to construct a 2,000 square foot addition to the existing commercial office building at 532 North Washington Street.

MODIFICATIONS REQUESTED: Modification of the required onsite landscape crown coverage requirements of §11-410(cc)(2) of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance").

SUP's REQUESTED: Parking Reduction Special Use Permit from the onsite parking requirements for commercial office use (§8-200(B) of the Ordinance).

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of Title 7, Chapter 5 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

**Land, Clark, Carroll, Mendelson & Blair, P.C.
Duncan W. Blair, Esquire**

Print Name of Applicant or Agent



Signature

524 King Street (703) 836-1000 (703) 549-3335 dlbair@landclark.com
Mailing/Street Address Telephone # Fax # E-mail:

Alexandria, Virginia 22314 October 20, 2008
City and State Zip Code Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid & Date: \$ _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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All applicants must complete this form.

Supplemental forms are required for childcare facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*)

☒ Owner

☐ Contract Purchaser

☐ Lessee

☐ Other

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

North Parkway, LLC is a Virginia limited liability company. The individuals owning an interest in excess of ten percent (10%) in the limited liability company are: Shiang Chan, 6127 Ramshorn Drive, McLean, Virginia 22101 and Tung Chan, 6127 Ramshorn Drive, McLean, Virginia 22101.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

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NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

North Parkway, LLC, a Virginia limited liability company, is requesting a Development Special Use Permit to construct a 3,000 square foot addition to its existing office building at 532 North Washington Street. On September 17, 2008, the Old and Historic District Board of Architectural Review approved the conceptual design of the proposed addition and modifications to the existing office building, and determined that the design complied with the Washington Street Design Architectural Standards (BAR Case #2008-0115).

Special Use Permit:

- a) **Request for a Parking Reduction Special Use Permit from nine (9) parking spaces to five (5) hybrid parking spaces.**

Modification:

- b) **Modification of the required onsite landscaping crown coverage.**

3. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Not Applicable.

4. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Not Applicable.

5. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Not Applicable.

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6. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

All mechanical equipment will be selected and located on the property to comply with noise levels permitted by the Alexandria City Code.

B. How will the noise from patrons be controlled?

Not Applicable.

7. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

The type of trash and garbage that will be generated by the project will be of the type and volume generally associated with office use.

B. How much trash and garbage will be generated by the use?

The office use of the property will not generate an extraordinary volume of trash and garbage. Storage of trash, garbage and recycling facilities will be accommodated onsite in an enclosed area.

C. How often will trash be collected?

Trash and garbage will be collected by a commercial collector on a regular schedule.

D. How will you prevent littering on the property, streets and nearby properties?

The management of the project will maintain and police the public areas of the project and adjacent rights-of-ways.

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9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of organic compounds, generally recognized to be appropriate for use by commercial office buildings, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of organic compounds, generally recognized to be appropriate for use by commercial office buildings, will be stored, used as solvents, and disposed of in accordance with applicable regulations.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Street access is adequate and no public right of way improvements are required.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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PARKING AND ACCESS REQUIREMENTS

13. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Nine (9) parking spaces are required.

- B. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
 1 Handicapped accessible spaces
 4 Other
 5 Total

- C. Where is required parking located? ☒ On-site ☐ off-site *(check one)*

If the required parking will be located off-site, where will it be located?

Five (5) parking spaces are provided on the surface parking area at the rear of the proposed office building.

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the

Zoning ordinance? **None.**

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B. How many loading spaces are available for the use? **Not applicable.**

C. Where are off-street loading facilities located? **Not applicable.**

D. During what hours of the day do you expect loading/unloading operations to occur?

Not applicable.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Not applicable.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes.